

11/11/03 - Superfund

***Redevelopment of the Commodore Semiconductor Group Superfund Site  
Norristown, Pennsylvania***

The former Commodore Semiconductor Group site in Norristown, Pennsylvania is available for reuse – again. In 1994 GMT Microelectronics purchased the facility for \$4.3 million from the bankrupt Commodore for the production of silicon wafers, as well as analog, mixed-signal, and power management integrated circuitry. In 1999, GMT had \$21.1 million in revenues and 183 employees, but financial difficulties caused the plant to shut down in 2001. The property, located in the Valley Forge Corporate Center, is now owned by a real estate developer who is seeking to lease the building and ten acres for manufacturing and/or office space.



The site was originally operated by Commodore Business Machines as a computer chip manufacturing facility from 1970 until 1992. Waste solvents leaking out of underground storage tanks and VOCs in on-site soil, groundwater, and air pathways posed significant risks, leading to the site's listing on the National Priorities List in 1989.

In 2003, the current site owner, a commercial real estate developer, entered into negotiations with EPA so that redevelopment plans could proceed. While the recent economic downturn has disrupted the reuse of this property in the short term, remediation of the site has had a significant impact on surrounding properties, has positioned this property for productive use over the long term and has produced significant financial benefits for Montgomery County.

**Positive Economic and Fiscal Impacts**

- Over \$4,000,000 in property value on the site in 1998
- Approximately \$31,000,000 in increased property values within approximately three quarters of a mile of the site from 1987 to 1998
- Approximately \$650,000 in increased property tax revenue for Montgomery County in 1998

**Environmental and Social Benefits**

- Added a valuable property to the area's commercial real estate market
- Protected human health and the environment by treating contaminated groundwater and connecting residents to municipal water supplies